



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
PECFA BUREAU
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<http://www.commerce.state.wi.us>
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Jim Doyle, Governor
Cory L. Nettles, Secretary

Wisconsin Department of Commerce Bureau of PECFA

Bid Document

SECTION 1 - Scope of Work:

The Bureau of PECFA is seeking competitive bids to perform remedial action services on a petroleum release from a regulated petroleum product storage tank system. This bid is through a specified work scope. The site upon which bids are being solicited is:

Bid Round Number: 33
Comm Number: 53913-2532-25-A
BRRTS Number: 03-57-000508
Site Name: Sauk County Farmers Coop
Site Address: 325 Lynn St Baraboo WI

Project Manager: Hank Kuehling
Project Manager address: 3911 Fish Hatchery Rd Fitchburg WI 53711
Project Manager phone: 608-275-3286
Project Manager e-mail address Hank.kuehling@dnr.state.wi.us

Bid Announcement Date	8/23/2004
Questions or requests for information must be submitted in writing and received by:	9/6/2004 4:00 PM
Responses to the questions will be posted (and if requested, sent in writing) by:	9/24/2004
Bid End Date and Time:	10/8/2004 by Noon

The case file including report(s) and other pertinent information upon which bids are being sought, and the qualified bid response, when determined, are available for inspection at:

Department of Natural Resources, 3911 Fish Hatchery Rd, Fitchburg WI

Please contact the project manager listed above for an appointment.

Copies of report(s) and other pertinent information may be available for purchase at the location listed below. If pertinent information is not available, please contact the project manager.

Kinkos-Madison, 654 W Washington Ave, Madison WI 53703

Phone: 608-255-6367

Fax: 608-255-8661

SECTION 2 – Site-Specific Bid Specification Requirements:

A) Project Manager Comments

1) General Comments:

This site is located at 325 Lynn Street, south of the Baraboo River, in Baraboo, Sauk County. The Co-op has been operating on this site since 1957. In 1990, the following tanks were removed from the site: a 1,000 gallon fuel oil tank; a 1,000 gallon Gasohol tank; a 2,033 gallon leaded gasoline tank; a 2,033 gallon unleaded gasoline tank, and a 2,000 gallon unleaded gasoline tank. Observations and analyses indicated that soil contamination was present under several of the tanks and the pump island. Approximately 150 cubic yards of soil were removed and thin-spread on-site.

The soil at the site is variable and includes gravel, sand, silt, and clay, and includes more sand and gravel with depth. This 30-40 feet thick deposit is underlain by unstratified, unsorted glacial till. Sandstone bedrock can be found at a depth of about 200 feet. Concrete foundations and rubble from a former building are present at various depths, apparently predominantly at approximately 18-20 feet bgs. Groundwater flow direction varies between being to the north-northeast and to the east. The water table is approximately 8 feet bgs in the northern part of the property and 32 feet bgs near Lynn Street.

A soil vapor extraction system was installed with five vapor extraction wells and was also connected to seven groundwater recovery wells and began operation in November 1998. A groundwater extraction and treatment system was also installed and began operation in July 1998. An additional 110 tons of contaminated soil were excavated as part of the systems installation and were taken to a landfill. The SVE system operated until July 2002 when it was shut down to evaluate natural attenuation processes after a decrease over time in the amount of PVOCs being removed. Approximately 173,000 gallons of groundwater had been extracted and treated by the groundwater/free product extraction system at the time that it was shut down in February 2001.

Free product has occurred in the past at MW-5, RW-1, VE-2, VE-4, and VE-5, but has disappeared from these wells within the past two years. Although free product had not been found in MW-6 for more than two years, over two feet of it has been measured in this well since September 2003.

For more details about site geology, the groundwater flow system, and current site conditions regarding the degree and extent of soil and groundwater contamination, please review the following documents in the DNR's case file:

- *Subsurface Investigation Project for L.U.S.T. Site At Sauk Co. Coop In Baraboo, Wisconsin*, dated January 20, 1992, by METCO;
- *As-Built Report*, dated March 30, 1998, by METCO;
- *Site Status Report 8*, dated February 20, 2004, by MSA Professional Services.

The case file also contains numerous work plans and status reports, many of which address the SVE and groundwater pump and treat systems used at the site.

The Baraboo municipal well that is closest to this site is Well #5, which is at least ½ mile away. The Baraboo River is located approximately 250 feet north of the former tank locations.

Numerous rounds of monitoring of the groundwater monitoring wells have been conducted over the last ten years, including quarterly rounds over the past three years, the December 2003 round being the most recent. The December 2003 results include very significant ch. NR 140, Wis. Adm. Code enforcement standard exceedances for various petroleum volatile organic compounds at MW-5; MW-6; and MW-7. However, available contaminant data indicate that trends at MW-5 and MW-7 are comparatively stable or decreasing.

To reduce copy costs, DNR has provided to the listed copy shop only a portion of the most recent (February 20, 2004) submittal for the site, of the March 30, 1998 as-built report from METCO, and of the January 20, 1992 subsurface investigation report from METCO. Additional and useful site information, including those documents listed above, is contained in the case file at the DNR South Central Region office at 3911 Fish Hatchery Road, Fitchburg, WI, 53711. To view this file, contact Wendy Weihemuller at 608.275.3212.

2) The following Environmental Factor(s) were identified in the Site Investigation Report for this site:

- ☐ Documented expansion of the plume margin.
- ☐ Verified contaminant concentrations in a private or public potable well that exceeds the preventive action limit established under ch. 160, Stats..
- ☐ Contamination within bedrock or within 1 meter of bedrock.
- ☒ Petroleum product that is not in the dissolved phase is present with a thickness of .01 feet or more, and verified by more than one sampling event.
- ☐ Documented contamination discharges to a surface water or wetland.

3) Minimum Remedial Requirements:

Bid scope of work activities

1. Conduct groundwater sampling and analysis semi-annually for three years (6 rounds) for the following wells: MW-5; MW-6; and MW-7. Conduct concurrent groundwater sampling and analysis annually for three years (3 rounds) for the following wells: MW-2; MW-4, and MW-8. Analyze the groundwater samples for petroleum volatile organic compounds (PVOCs), including benzene, ethylbenzene, toluene, xylenes, trimethylbenzenes, methyl tert-butyl ether, and 1,2-dichloroethane, plus naphthalene.
2. Groundwater elevations, based on National Geodetic Survey data, must be measured in all monitoring wells quarterly and also concurrently with each groundwater monitoring round with the results included in the reports required below in tabular form. Groundwater flow diagrams must be prepared for each semi-annual sampling round and included in the required reports.

3. The bid shall include costs for disposal of all investigative waste; in this case, purge water. In addition, the bid shall include the cost of disposal of all free product abatement waste, including the 55 gallon drum currently on site that is approximately $\frac{1}{4}$ full of petroleum product recovered from the subsurface. All waste barrels generated from site work activities must be labeled and placed in an inconspicuous place on the site and removed from the site within two weeks of initial placement. The waste must be disposed of in accordance with s. NR 716.11(6), Wis. Adm. Code. Costs for disposal of two 500 pound granulated activated carbon canisters currently on site shall be included in the bid. A hazardous waste determination must be made to determine if the carbon waste can be disposed of at a landfill or must be disposed of at a hazardous waste facility. Disposal of this carbon waste must be completed within 120 days of beginning the activities of this scope of work.
4. During each quarterly water elevation measurement round, check each monitoring well, recovery well, and vapor extraction well for the presence of free product. Whenever present, remove the product with absorbent socks or by bailing, if the product thickness warrants bailing. For each monitoring well with more than 1.0 foot of free product, begin checking the well twice each month (site visits separated by approximately two weeks) for the presence of free product and remove using the most effective and cost-effective method. This twice-monthly schedule shall continue for the well until the twice-monthly measurements determine that free product thickness has decreased to below 1.0 foot. At this time, the inspections of the well for free product and product removal can revert to the quarterly schedule. Also measure water levels in MW-7 during each free product abatement event. For the purposes of the bid, assume that 36 free product measurement and abatement events (in addition to the quarterly water measurement rounds) will occur over the three years of the bid work. A summary of free product removal volumes and activities shall be included in the semi-annual report required below.
5. The consultant who contracts with the responsible party to conduct the activities described in this scope of work must contact the DNR project manager, currently Hank Kuehling, prior to beginning the activities of this scope of work. The scope of work activities must begin within 60 days of the signing of the contract between the responsible party and the consultant chosen to do this work.
6. Submit a report to the DNR project manager semi-annually, and a copy to the Department of Commerce, that includes a table or tables of the most recent groundwater quality data results along with all previously reported groundwater data. The laboratory analytical report sheets for the reporting period must also be included. Include a description and results of the work activities completed in accordance with this bid during the reporting period.
7. While this bid is not a bid to closure, there is a possibility of attaining closure during the work scope conducted under this bid. Contaminant trends should be reviewed for closure during each semi-annual reporting event and free product measurement and abatement results reviewed with respect to the December 2002 RE NEWS (Case Closure with Residual Free Product). If

closure is appropriate, a recommendation for closure should be provided in the semi-annual report. If DNR agrees with this recommendation, a separate closure request (consistent with the requirements of ch. NR 726, Wis. Adm. Code) should be submitted. Consequently, bidders should include all closure-related costs (including well abandonment costs) in their bid total. On page three of the bid response, provide a separate line item that provides the amount of the total bid cost that is associated with the closure-related costs. If closure is not available following the six rounds of monitoring, then the cost cap established by this bid will be modified downward by the amount of the closure-related costs.

B) Bidder's Strategy for Remedial Action

- 1) Identify the remedial strategy for a specified work scope.
- 2) Specifically describe what element of your proposed strategy will address the environmental factors/risk factors listed above. Also describe how, when, and why it will address them.
- 3) Provide a detailed description of the work to be performed. The description shall provide sufficient detail to establish that the proposed strategy will be successful in achieving a specified work scope identified above.
 - a) The detailed description may include, but is not limited to the following:
 - Technologies
 - Estimated years of operation
 - Estimated tons of soil
 - Approximate geometry/depth of excavation
 - Reporting details
 - Estimated years of monitoring
 - Frequency of sampling/number of wells/parameters
- 4) Specifically describe how you will address off-site contamination, if applicable.
- 5) Specifically describe how you will address any direct contact hazards, if applicable.

SECTION 3 - Conditions of Bid:

The successful bidder will be the entity that complies with all provisions of the bid specification and provides the lowest total cost, excluding interest and claim preparation costs, for the site-specific bid specification requirements described in Section 2. PECFA funding under s. 101.143, Stats., will terminate when the responsible agency determines that institutional controls and notices, if utilized, would achieve a closed remedial status. PECFA funding will terminate regardless of whether the responsible party or other properties accept an institutional control and notices as required under §NR 726 Wis. Admin. Code. In preparing the bid, the bidder must assume compliance with all applicable codes, including but not limited to §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The successful bidder will be determined based upon conformance to and competitiveness under the bid protocol. The first determination will be whether the

bidder has complied with all provisions of the bid. These bids will be considered responsive. From the responsive bids, the lowest total cost bid with an approvable approach to a specified work scope will be determined. Claim preparation costs will not be a part of the cost cap established by this bid. These costs (\$500 maximum per claim submittal) are still eligible for PECFA reimbursement and Commerce encourages timely claim submittals at appropriate milestones. Therefore, bidding consultants should not include claim preparation costs in their bid responses.

The successful bid will be available to be viewed at the location identified in Section 1. If two or more bidders tie in the cost comparison, the bid with the lowest consulting cost will be used as the tiebreaker. All bid documents must be signed and sealed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin Department of Regulation and Licensing.

The Department reserves the right to reject any and all bids that meet any of the following conditions:

- The Department believes the remedial strategy is not appropriate to a specific geologic setting.
- From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).

The name of the successful bidder, bid amount, proposed outcome and supporting documentation will be provided to the site claimant along with instructions to inform the PECFA program in writing of their intent to either:

- Use the lowest identified bidder or
- Use another service provider.

In either case, PECFA reimbursement is capped at the dollar amount of the successful bid.

A successful bid does not mean or guarantee that all costs in a resultant claim are eligible, reasonable, necessary or reimbursable under the PECFA program.

If a bidder fails to comply with a bid provision the bid response will be determined to be non-responsive. If the bid response is responsive, but not the lowest cost service provider with an appropriate approach, it will be determined to be “non-successful.” Non-responsive and non-successful bidders will not be individually informed of their failure to achieve compliance with the bid specifications or to be the lowest bidder.

The successful bidder may be required to provide input to, and attend a meeting with the PECFA program and the claimant to explain the bid and the remedial approach.

Appeals, by bidders, of decisions regarding complying bids or costs are not allowed, as they do not constitute claimant reimbursement decisions under the PECFA program.

In compliance with this invitation to bid and subject to all conditions thereof, the signatory agrees to the following:

- If the signatory's bid is determined to be successful, the signatory must, within 15 days of the Department's notification, contact the claimant and confirm that they will provide the remedial services at the cost described within the Bid Response.
- That for a period of 90 days, starting with the Department's notification to the claimant, the signatory will hold firm their commitment to provide the remedial services and prices set forth in the Bid Response.

Failure to abide with the conditions stated above may result in exclusion from future PECFA Public Bidding events.

Questions, answers and interpretations will be considered an amendment of this solicitation. All answers and interpretations shall be in writing from the Program Manager identified in Section 1 of this solicitation. Neither the program nor the Department shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date. After the date by which questions must be submitted by, identified in Section 1, no further questions will be addressed.

A written response will be provided at: <http://www.commerce.state.wi.us/ER/ER-PECFA-SiteBidding.html> (and mailed to all requesters of the bid package who are not able to access the web site, and who therefore request written correspondence from the program contact).

SECTION 4 - Closure Specifications – If Applicable:

A bid submitted must provide the total cost, excluding interest but including all closure costs, for the remediation up to approval as a closed remedial action status identified below:

Unrestricted Closure

Closure with a NR 140 exemption

Closure with GIS Registry*

Closure with deed notice*

Closure with deed restriction*

Closure with NR 720.19 soil standards

Performance based NR 720.19 closure

Closure with site-specific conditions

Closure under NR 726.07

Closure under Comm 46/NR 746

Mass reduction

** **Note:** PECFA funding under s. 101.143, Stats., will terminate when the responsible agency determines that institutional controls and notices, if utilized, would achieve a closed remedial status. PECFA funding will terminate regardless of whether the responsible party or other properties accept an institutional controls and notices as required under NR 726. PECFA eligible costs may include all closure costs, up to approval as a closed remedial action (i.e. monitoring well abandonment) that are otherwise eligible for reimbursement.*

If the PECFA maximum award for the site/occurrence is not believed to be adequate to remediate the site/occurrence to a closed or no further remedial action status, that belief must be specifically noted in the bid and the remedial effort that will be achieved by the bid amount. For the purpose of the competitive bid the contaminant mass is determined to be: **Not Applicable**. The basis for specifying the progress shall be contaminant mass reduction and be based upon the mass reduction at the following points on the site:

Not Applicable

If the site is reasonably expected to exceed its cap under the PECFA program, bidders may propose mass reduction, the lowest bidder will be determined on the basis of a cost per mass reduction ratio. If some bidders propose mass reduction and others propose costs to bring the site to a closed remedial action or no further action status, selection will be from those bidders proposing a closed or no further action result.

SECTION 5 - Instructions to Bidders:

By submission of a bid, bidder agrees that during the period following issuance of this solicitation and prior to notification of successful bidder, bidders shall not discuss the bid or bid process except with the program contact designated in this solicitation. Bidders shall not discuss or attempt to negotiate with the claimant, other potential bidders or program staff any aspects of the bid without prior approval of the Project Manager specified. Infractions will result in rejection of the violator's bid and may also result in disqualification of the individual to provide bids and a formal complaint being lodged with the Department of Regulation and Licensing.

The bid submitted shall address all the site specific bid specification requirements identified in Section 2. The bid shall support in detail the strategy to achieve a specified work scope, or remedial mass reduction goal if applicable. A full remedial action plan is not required as part of the bid submittal. A full remedial action plan may be requested by the program.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Project Manager. If the Project Manager is not able to arrange site access, this fact will not delay the bid process or negate the comparison and potential selection from among the bids that are submitted. All costs associated with a site visit or preparation of a bid will be the responsibility of the bidder.

The Bid Process must conform to the following:

1. If applicable, the closed remedial or no further action status to be achieved must be stated using the options available from the list provided in Section 4.
2. Indicate in the Bid Response a contaminant mass reduction proposal if the PECFA maximum award is not believed to be adequate to remediate the site/occurrence.
3. The Bid Response shall address all the site specific bid specification requirements identified in Section 2 and shall support in sufficient detail and succinctly the remedial strategy.
4. The total cost (in dollars) to accomplish the stated remedial goal, including all fees, reporting cost, pre and post closure costs and costs for establishing restrictions or institutional controls but, excluding claim preparation costs, interest, and investigation costs.
5. The costs specified in #4 shall separately identify consulting (non-commodity) costs.
6. The submittal must include an original and two (2) copies of the Bid Response documents signed and sealed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. Include the appropriate registration number of the professional license.
7. Bids can not be "faxed" directly to the program. Documents received by fax will not be accepted or considered.
8. Bids, amendments thereto or withdrawal requests must be received by the time advertised for bid opening. It is the bidder's sole responsibility to insure that these documents are received by the contact at the time indicated in this solicitation document.
9. All specifications or descriptive papers provided with the bid submission must include the bidder's telephone number and Commerce number thereon. Identify the name of the consulting firm on the 1st Page of the Bid Response.
10. The Commerce Number must be on the outside of the envelope in which the bid is submitted. The Department assumes no responsibility for unmarked or improperly marked envelopes. All envelopes received showing a bid number will be placed directly under locked security until the date and time of opening. Include only one Bid Response (an original and two (2) copies) per envelope.
11. Correction of errors on the bid form: All prices and notations shall be printed in ink, typewritten or computer printed. Errors shall be crossed out, corrections entered and initialed by the person signing the bid. Erasures or use of correction fluid will be cause for rejection. No bid shall be altered or amended after the time specified for the bid end date.
12. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date.
13. Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).

14. From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.
15. If bidders consider the bid response to be proprietary information and exempt from disclosure, each part of the Bid Response must clearly marked *CONFIDENTIAL*. If any part is designated as confidential, there must be attached to that part an explanation of how the information is proprietary. The Department reserves the right to determine whether this information should be exempt from disclosure and no legal action may be brought against the State, Department or its agents for its determination in this regard.
16. The Bid Response must be appropriate to the site geologic setting.
17. Ambiguous bids, which are uncertain as to cost, time or compliance with this solicitation, will be rejected.
18. The Department reserves the right to reject any and all bids, and/or to cancel this solicitation at any time.
19. Each bidder shall fully acquaint itself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this solicitation. The failure or omission of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
20. All amendments to and interpretations of this solicitation shall be in writing from the Project Manager. Neither the Department nor the program shall be legally bound by any amendment or interpretation that is not in writing.
21. This solicitation is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this solicitation to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The solicitation may or may not be changed but a review of such notification will be made prior to award.

BID RESPONSE
(1st Page)

Department of Commerce PECFA Program

SITE NAME: Sauk County Farmers Coop
COMMERCE NUMBER: 53913-2532-25
BRRTS NUMBER: 03-57-000508

Submit Bid To: Cathy Voges
Department of Commerce PECFA Program
201 W Washington Ave, Madison WI 53703-2790 or
P.O. Box 8044, Madison WI 53708-8044

Bidder Company: _____
Bidder Address: _____

Telephone: () - _____
Fax Number: () - _____
e-mail Address: _____

Bidder: (check one that applies):

_____	Professional Engineer	_____	License #
_____	Professional Geologist	_____	License #
_____	Hydrologist	_____	License #
_____	Soil Scientist	_____	License #

Seal

Signature: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Print Name: _____

Title: _____

Total Bid Cost \$ _____

Total Consulting Cost (subpart of Total Bid) \$ _____

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: **Sauk County Farmers Coop**

COMMERCE NUMBER: **53913-2532-25**

BRRTS NUMBER: **03-57-000508**

Consulting Firm phone number () ____-____

This response must address all of the site-specific specifications identified in Section 2, and shall support in detail the remedial strategy. Attach additional pages if necessary. *The Commerce Number and Consulting Firm telephone number must be included on all additional pages.* The pages of each Bid Response must be ***stapled*** together. No paper clips or spiral bindings please.

BID RESPONSE

(3rd Page)

Department of Commerce PECFA Program

SITE NAME: **Sauk County Co-op**

COMMERCE NUMBER: **53913-2532-25**

BRRTS NUMBER: **03-57-000508**

Consulting Firm phone number () ____-____

A bid will be considered to be non-responsive if the bid response does not include separate tabulation of costs as indicated below.

Six rounds of semi-annual groundwater monitoring at 3 monitoring wells, concurrent with three rounds of annual monitoring at 3 other monitoring wells, free product abatement, waste disposal, and reporting

\$ _____

All closure-related costs (including, but not limited to well abandonment, closure form and narrative, GIS packet)

\$ _____

Total Bid Amount (sum) – also include on Page 1 of bid response

\$ _____